

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 18, 2002, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig and Jim McKee; (Bob Ripley, Carol Walker and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis, called the meeting to order and requested a motion approving the minutes for the regular meeting held June 20, 2002. Helwig made a motion for approval, seconded by Berggren. Motion for approval carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda, to address the Commission. No one appeared.

APPLICATION BY MICHAEL FORSBERG PHOTOGRAPHY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 100 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

July 18, 2002

Members present: Berggren, Francis, Helwig and McKee; Ripley, Walker and Young absent.

Mr. Zimmer stated that this is a new tenant in the building. They are happy to work within the existing sign package. They would like to change the north end wall sign. A drawing has been provided of the proposed sign.

McKee believes the sign would align better if it were moved up a bit. McKee and Berggren believe the sign would look better visually if the crane were on the top and the business name was on the bottom.

McKee moved approval of the sign with the size as proposed and, with the concept of the crane on top and the lettering on the bottom, seconded by Berggren. Motion carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent.

APPLICATION BY DENNIS AND GLENDA McCULLEY FOR A SPECIAL PERMIT FOR THE JOSEPH GRAINGER HOUSE, 1970 "B" STREET

PUBLIC HEARING:

July 18, 2002

Members present: Berggren, Francis, Helwig and McKee; Ripley, Walker and Young absent.

Mr. McCulley presented a draft of the sign. He stated that he presented the draft to the neighborhood association and they approved it. The Commission acknowledged receiving a letter from the Near South Neighborhood Association approving a small sign and a 2 room bed and breakfast.

Francis questioned if Mr. McCulley was asking for approval of a 2 room bed and breakfast. Mr. McCulley replied that he is asking for 2 rooms now, but will eventually be asking for an additional 3rd room.

Francis wondered if the fire escape is required by Building and Safety for 2 rooms. Mr. McCulley replied that a fire escape is not required for 2 rooms. It will be required for 3 rooms.

Ed Zimmer stated that the attic space will be one room and the northeast corner will be the 2nd room. Mr. McCulley concurred.

Mr. McCulley presented some pictures of the house and stated that he will be doing some landscaping to hide the fire escape.

Francis is confused. He believes Mr. McCulley said that he needed the bed and breakfast to sustain the house and that he might be moving off the premises to another bed and breakfast. Mr. McCulley replied that he lost a civil case in Arizona today. This means he will not be moving into another bed and breakfast. He is looking today to do a 3 room bed and breakfast.

Helwig stated he is also confused by the application. The issue of the fire escape seems somewhat convoluted. Mr. McCulley replied that he wants the fire escape at some point, but not today.

Berggren wondered if the bed and breakfast is essentially half of the house. Mr. McCulley replied that he is correct. He explained some of the building sketches. He is anxious to have a decision on this today.

John Thompson appeared to address the application. He believes an important issue is the impact of this on the surrounding area. The words in the Ordinance are very plain. He does not believe he has seen any movement towards this issue by the Commission. He has not seen any evaluations of traffic, increased noise, adverse impact on children and adverse impact on property valuations. At every meeting, he has heard residents of the area voice their concerns. The applicant has constantly changed his application at every meeting. He would like the Commission to properly evaluate the impact on the neighborhood. He believes the appropriate action on this application is to deny it and pass it on to the Planning Commission.

Mr. McCulley stated that the Near South Neighborhood Association has spent a lot of time looking at this issue and they have no problems with the drawings he has presented today.

Helwig stated that the reason this has gone on so long is that the Commissioners have had many questions and have not been supplied all of the information.

Mr. Thompson is critical of the fact that there has been no evaluation of the neighborhood concerns.

Francis is inclined to deny the fire escape and approve just a 2 room bed and breakfast. He does not think the sign is on the agenda today.

Mr. Zimmer pointed out that he is just seeing the sketches of the fire escape today. One aspect is that the exit door would require a modification of the roof of the bay window. He also commented that his written reports can only evaluate the information that he has in hand. He focuses on the standards that the special permit addresses, which includes what is currently allowed and how the request differs from that.

McKee believes that the impact is almost lessened. A 2 room bed and breakfast is less dense than an apartment house.

Berggren understands that apartments in this building do not currently require a permit. Mr. Zimmer stated that he is correct. Francis noted that there are currently 2 apartments in the basement.

Berggren wondered what initiated this application. Mr. Zimmer replied that it was a change of ownership and the new owners' desire to do a bed and breakfast.

Berggren wondered what the impact of bed and breakfast operations have on the city. Mr. Zimmer has not heard of any complaints. There has been a variation on the size and type of operation. His impression is that they are pretty benign establishments.

ACTION:

July 18, 2002

Berggren moved approval of the sign as proposed today, not lighted, to be placed inside the fence line on the corner, set in a wrought iron frame, roughly a size of 18 x 24, seconded by McKee. Motion failed 3-1: Berggren, Francis and McKee voting 'yes'; Helwig voting 'no'; Ripley, Walker and Young absent.

Berggren moved approval of a 3 unit bed and breakfast, fire escape to be dealt with as a separate issue, seconded by McKee.

Berggren believes the fire escape question needs to be answered before this moves forward. There is an avenue to remove the special permit if this property becomes a problem. Motion failed 3-1: Berggren, Helwig and McKee voting 'yes'; Francis voting 'no'; Ripley, Walker and Young absent.

Helwig moved approval of a 2 unit bed and breakfast, seconded by McKee. Motion carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent. Mr. Zimmer noted that the Historic Preservation Commission evaluates uses requested in a special permit and the impact of the use on the building and surrounding area. The 3rd unit imposes design problems. 2 units seem to have little impact on the Grainger House, but the 3rd unit is an unresolved issue. He would advise the applicant to get the 2 units going and get a track record. There have been amendments to special permits in the past. As this application moves to the City Council, the sign has not been approved.

McKee moved approval of that the site plan indicate a location for an unlighted sign at the southeast corner of the property, to be shown on the site plan, with the notation that the design of the sign must receive a Certificate of Appropriateness from the Commission, seconded by Berggren. Motion carried 4-0: Berggren, Francis, Helwig and McKee voting 'yes'; Ripley, Walker and Young absent.

APPLICATION BY AARON FUNK ON BEHALF OF TELESIS, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 210 N. 7TH STREET AND 700 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

July 18, 2002

Members present: Berggren, Francis, Helwig and McKee; Ripley, Walker and Young absent.

Mr. Zimmer has not received any new information on this application.

**APPLICATION BY JOSHUA AND JAIME WEEKLY FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 645 MARSHALL AVENUE IN THE WOODS
PARK BUNGALOW LANDMARK DISTRICT**

PUBLIC HEARING:

July 18, 2002

Members present: Berggren, Francis, Helwig and McKee; Ripley, Walker and Young absent.

Mr. Zimmer has not received any new information on this application.

MISCELLANEOUS:

- Mr. Zimmer has submitted the proposal for grant funds presented to the Commission at the last meeting. He has not heard any information yet.
- Applications for two landmark houses are moving forward. The Joel Sartore house at 2733 Sheridan Blvd. has been seen by the Historic Preservation Commission and is on its way to the Planning Commission. Planning staff is also preparing a National Register nomination for the Hitchcock (Sartore) House, and a nomination for a house owned by James and Marcy Young on 19th and Prospect. He is basing the latter application on the house's association with Governor Thayer. It is an interesting Queen Anne.
- A new Planning Director has been hired, Marvin Krout. He is from Wichita, Kansas and will be starting the day after Labor Day.

There being no further business, the meeting was adjourned at 2:30 p.m.